



# Flat 12, 141 Marina Road

West Lothian, Bathgate, EH48 1RS



Set within a modern lift-served development in Bathgate, this attractively presented second-floor flat enjoys a convenient location close to local amenities, shops, and transport links. The southeast-facing flat boasts a large open-plan living, dining, and kitchen area with contemporary cabinetry and quality worktops, two bright double bedrooms with built-in wardrobes, an en-suite shower room, and a family bathroom with overhead shower and mirrored storage. Additional benefits include secure shared entry, shared gardens, and private non-allocated parking. With excellent road and rail links providing easy access to Edinburgh, this is an ideal home for commuters, professionals, or first-time buyers.

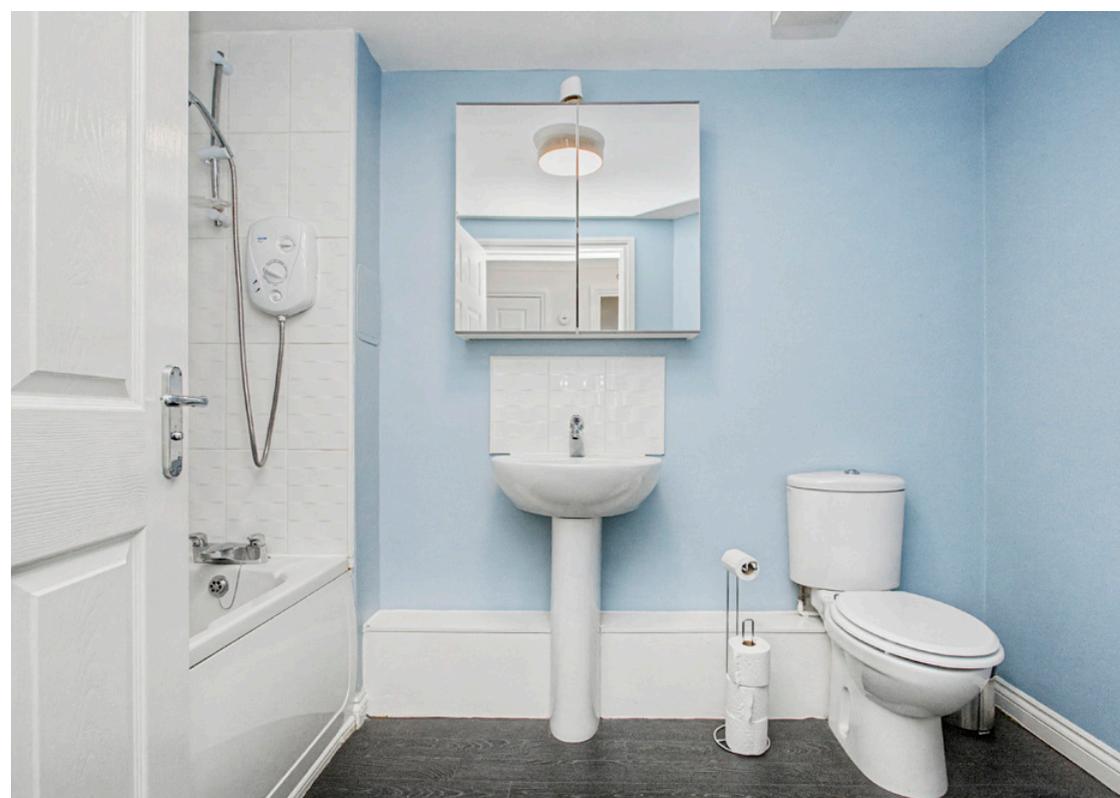
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Factor: The factor is managed by James Gibb at an approximate monthly cost of £121.

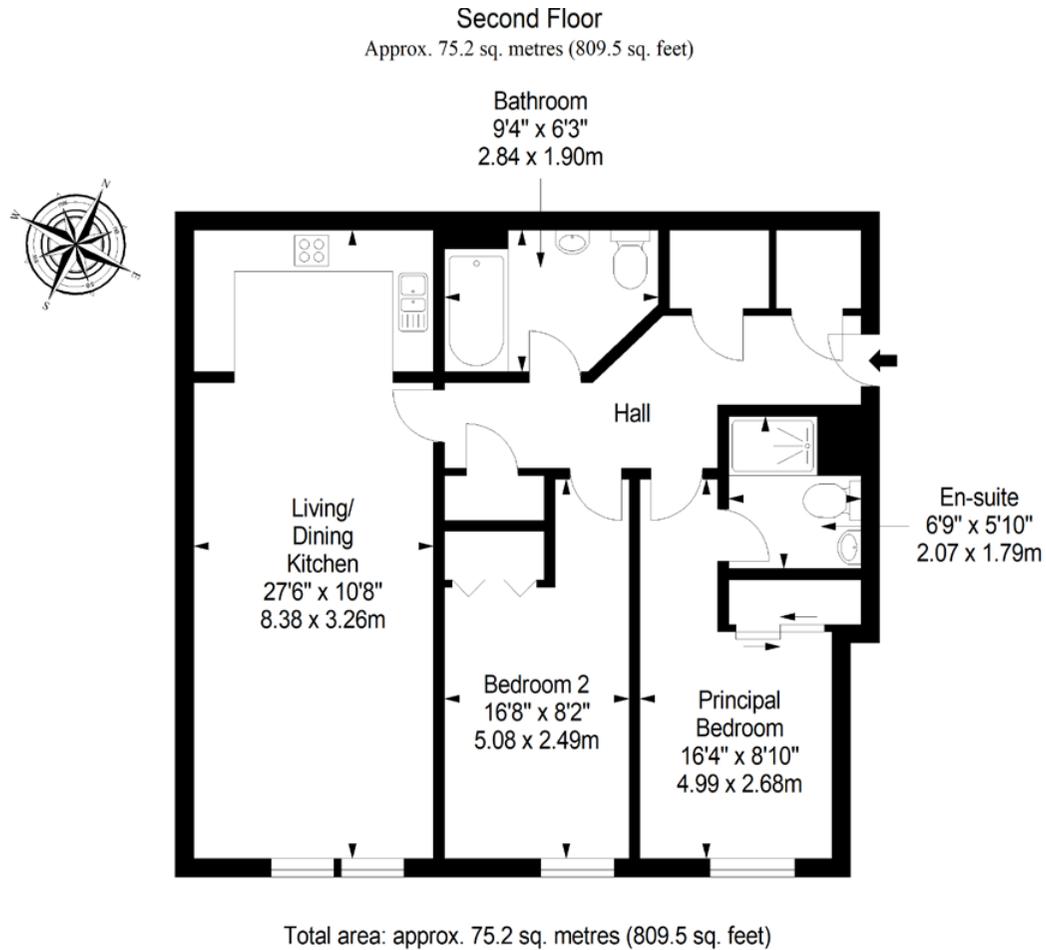
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## Property Features

- Second-floor flat in Bathgate
- Part of a modern development
- Secure shared entry and lift service
- Entrance hall with built-in storage
- Generous southeast-facing living/dining/kitchen area
- Two sunny double bedrooms with built-in wardrobes
- En-suite shower room with mirrored vanity storage
- 3pc family bathroom
- Communal garden
- Private non-allocated parking
- Gas central heating and double glazing
- EPC Rating - B



# Floorplan



## All Enquiries to our Property Department:

Afton Henderson | [ah@sneddons-ssc.co.uk](mailto:ah@sneddons-ssc.co.uk) | 01506 815832 | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 ORB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106